

Frie Planning & Development



Concepts, LLC

Austin City Council Agenda Thursday, April 05, 2007

Agenda Item

49 PH C14-06-0231 - Mowinkle - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 7219 Mowinkle Drive (Barton Creek Watershed) from rural residence (RR) district zoning to single-family residence-large lot (SF-1) district zoning Staff Recommendation To grant single-family residence-large lot (SF-1) district zoning Planning Commission Recommendation To deny single-family residence-large lot (SF-1) district zoning Applicant Bobby Gloyd and Danny Quiroz Agent Ross Frie (Frie Planning and Development) City Staff Robert Heil, 974-2330

Background

The 15-acre property is located at 7219 Mowinkle in the Oak Hill Combined Neighborhood Planning area at the edge of the City This property is owned by two UT professors (Bob Gloyd/Danny Quiroz) who purchased this lot over 10 years ago as part of their retirement plan They are preparing for retirement and have decided to sell the lot and have generated some interest from potential developers who would like to develop a subdivision

City Rezoning Process

The property is currently zoned RR (max 1 lot/acre) and the requested zoning is SF-1 (max 4 lots/acre) City staff supports this rezoning since granting this request should result in an equal treatment of similarly situated properties The city Covered Bridge Subdivision has SF-1 through SF-6 zoning and the county Westview Estates and Hill Country Estates subdivisions are unzoned

On January 30, at the request of the Westview Estates Neighborhood Association (NA), and agreed by the applicant, the case was postponed until after the February 6 Westview Estates NA meeting

On February 6, Ross Frie, Frie Planning and Development Concepts, attended the neighborhood meeting to present the rezoning case and answer questions for the county residents Over 100 nearby residents attended the meeting (photo attached) The county residents were opposed to the rezoning request mainly due to increased traffic and higher density than their existing county subdivision

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On February 13, the case was back on the Planning Commission agenda. At 11:45 p.m., Ross Frie presented the rezoning case. Many county residents spoke in opposition to the rezoning due to increased traffic on Mowinkle and a proposed higher density than their current rural subdivision. With little discussion, Commissioner Galindo made the motion to deny, seconded by Atkins and case was denied staff recommendation by a vote of 8-1.

On April 4, Ross Frie arranged and met with County Commissioner Daugherty and County Planner Joe Arriaga and County Engineer Teresa Calkins to discuss this rezoning case. Ross invited Kevin Good, President of the Westview Neighborhood Association, who did not show up to the meeting to express the neighborhood concerns to their County Commissioner who is now aware of the issues related to this zoning case.

Opposition Rezoning Case Issues

Non Compatible Density – the county residents are opposed due to the proposed subdivision being denser than their current subdivision. The proposed SF-1 zoning is compatible with the current zoning in the area, compatible with the existing density of homes in the area and compatible with the draft future land use plan generated from the Oak Hill Combined Neighborhood Plan (maps attached). Covered Bridge Subdivision has SF-1 through SF-6 zoning and the county Westview Estates and Hill Country Estates subdivisions are unzoned but have homes on one acre lots. This proposed subdivision is subject to SOS Ordinance and is located in the Contributing Zone which allows a maximum impervious cover of 25%. Therefore, proposed maximum density would probably be 2 lots/acre. This is compatible if you average the existing county subdivisions (1 lot/acre) and the Covered Bridge Subdivision (4 – 8 lots/acre).

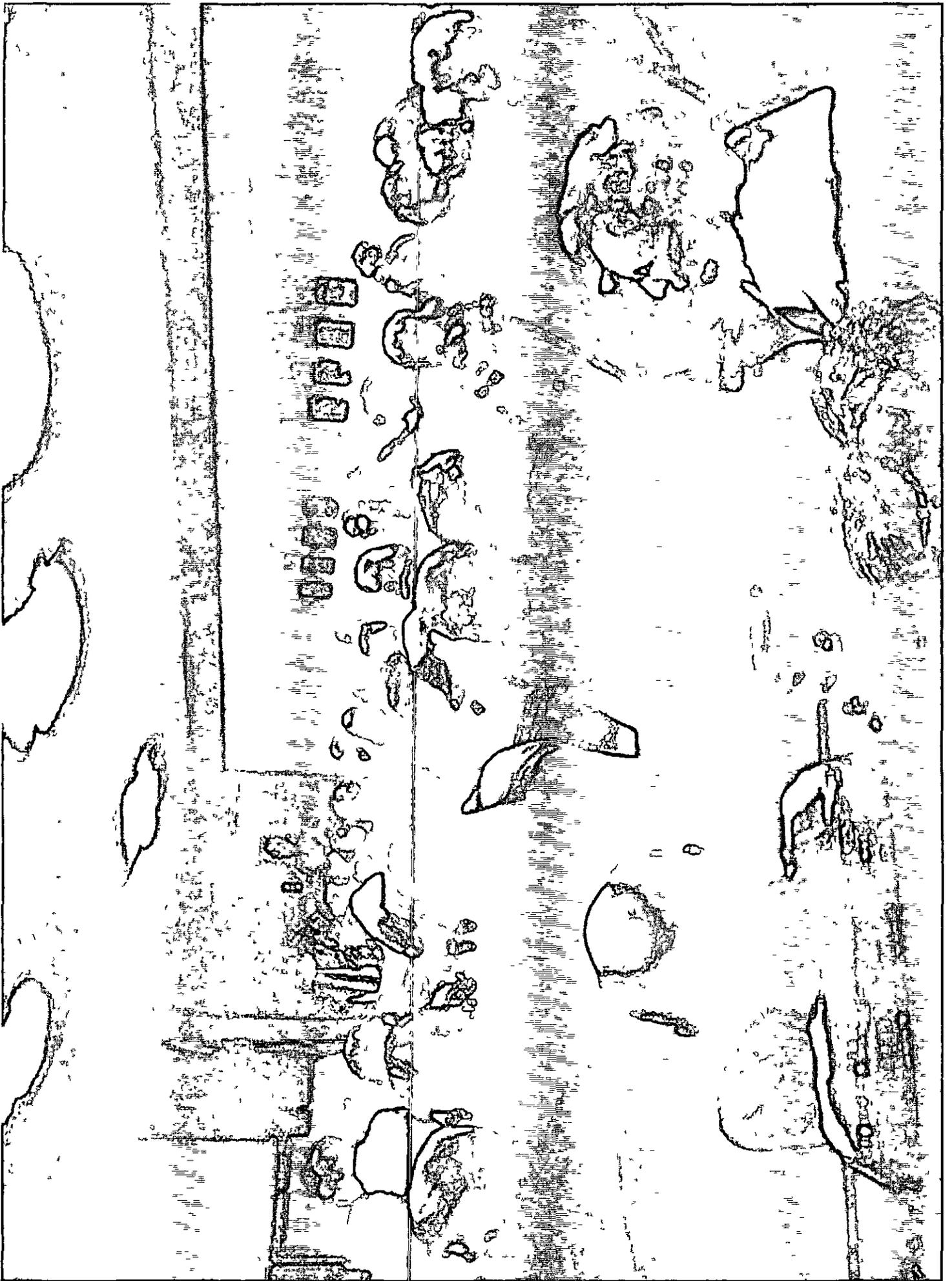
Increased traffic – the county residents are opposed due to increase traffic on the Mowinkle county road that will be extended for the proposed subdivision. Dean Thomas, P.E., Vickrey & Ass., performed a traffic impact analysis and states (letter attached) the daily trips generated on Mowinkle by this proposed development would be 288 additional trips per day added to the current 1,435 trips, a 20% increase. Mr. Thomas also states that during the peak 4:00 – 6:00 p.m. hours, this proposed subdivision would generate one additional car every two minutes.

Westview Estates and Hill Country Estates Neighborhoods

The two neighborhoods are located in the county and are not regulated by City of Austin zoning. The current neighborhoods are older established neighborhoods typically on one acre lots. In my opinion, these residents moved to this area many years ago to enjoy a rural county lifestyle, be near the City, not participate in City elections and pay no City taxes but be near enough to enjoy the many amenities that Austin offers without paying their fair share of taxes. These properties have no zoning, are currently large lot residential homes but one day could be converted to multi-family, commercial or industrial uses since the county has no zoning authority. In my opinion, if these county subdivisions want to participate in City decisions, they should request annexation, be regulated by the same codes and ordinances that City taxpayers comply with and they should pay their fair share of taxes to enjoy the same benefits and amenities that tax paying city residents enjoy.

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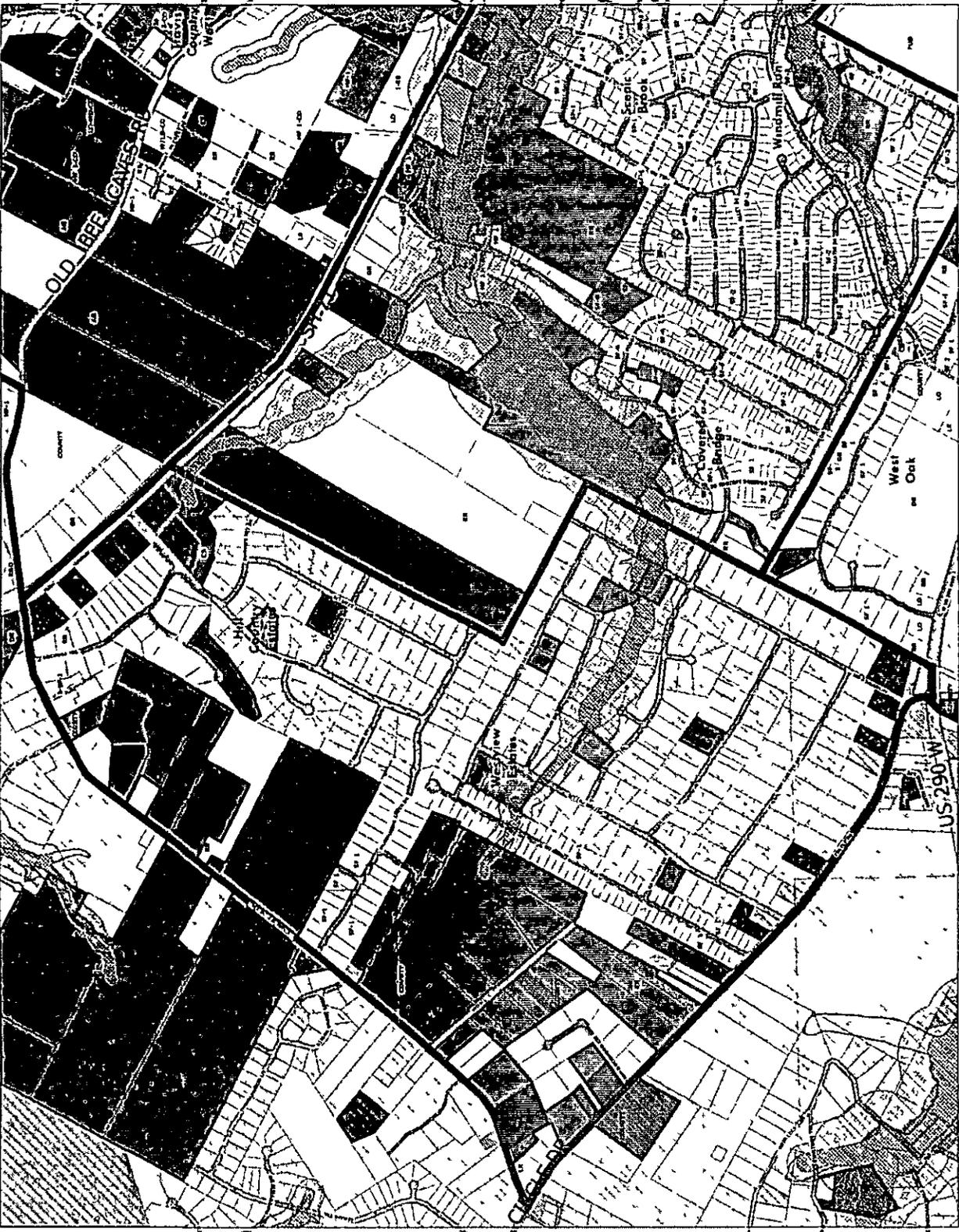


THOMAS SPRINGS SUBDISTRICT - CURRENT LAND USE & ZONING MAP - SEPTEMBER 2006

Oak Hill Combined Neighborhood Plan - Western Oak Hill (Area 3)

LEGEND

[Symbol]	Current Zoning
[Symbol]	Current Land Use
[Symbol]	Unknown
[Symbol]	Single Family
[Symbol]	Mobile Home
[Symbol]	Two Family
[Symbol]	Rural Residential
[Symbol]	3/4 Plex
[Symbol]	Apartments
[Symbol]	Group Quarters
[Symbol]	Retirement Housing
[Symbol]	Wholesale Commercial
[Symbol]	Retail
[Symbol]	Service Commercial
[Symbol]	General Office
[Symbol]	Financial Services
[Symbol]	Medical Office
[Symbol]	Research & Development
[Symbol]	Manufacturing
[Symbol]	Warehousing & Distribution
[Symbol]	Equipment Sales & Service
[Symbol]	Scrap & Recycling
[Symbol]	Animal Handling
[Symbol]	Hospital
[Symbol]	Government Services
[Symbol]	Education
[Symbol]	Meeting & Assembly
[Symbol]	Cultural Services
[Symbol]	Community
[Symbol]	Passive Open Space
[Symbol]	Golf Course
[Symbol]	Preserve
[Symbol]	Outdoor Sports & Recreation
[Symbol]	Parking
[Symbol]	Streets & ROW
[Symbol]	Utilities
[Symbol]	Vacant
[Symbol]	Agriculture
[Symbol]	Water
[Symbol]	Required Stream Buffers
[Symbol]	Critical Water Quality Zone
[Symbol]	Water Quality Transition Zone
[Symbol]	100-YR Floodplain
[Symbol]	At-Risk ETJ (COUNTY)
[Symbol]	Area 3 Subdistricts



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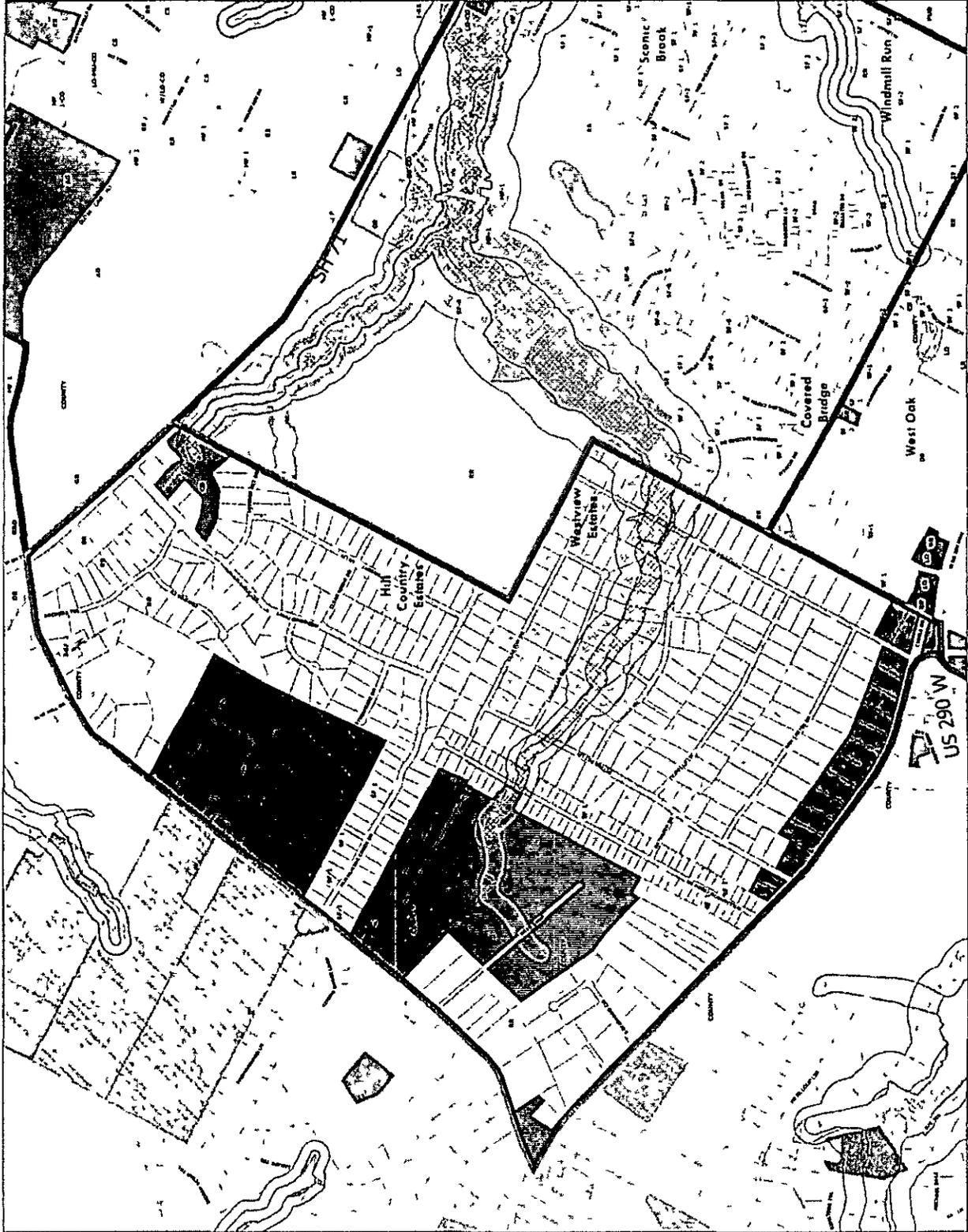
North Arrow

Prepared by: [Name]

Date: [Date]

THOMAS SPRINGS SUBDISTRICT - DRAFT FUTURE LAND USE MAP - SEPTEMBER 2006

Oak Hill Combined Neighborhood Plan - Western Oak Hill (Area 3)



LEGEND

[Symbol]	Required Stream Buffers
[Symbol]	Critical Water Quality Zone
[Symbol]	Water Quality Transition Zone
[Symbol]	100-YR Floodplain
[Symbol]	Austin ETJ (COUNTY)
[Symbol]	Area 3 Subdistricts
[Symbol]	Proposed Future Land Uses
[Symbol]	UNDETERMINED
[Symbol]	Rural Preservation
[Symbol]	Large-Lot/
[Symbol]	Rural Single-family
[Symbol]	Single-family
[Symbol]	Higher Density
[Symbol]	Single-family
[Symbol]	Mobile Homes
[Symbol]	Mixed Residential
[Symbol]	Multi-family
[Symbol]	Commercial
[Symbol]	Mixed Use
[Symbol]	High Density Mixed Use
[Symbol]	Warehouse/Limited Office
[Symbol]	Office
[Symbol]	Mixed Use/Office
[Symbol]	Major, Planned Development
[Symbol]	Industry
[Symbol]	Major Impact Facility
[Symbol]	Civic
[Symbol]	Open Space
[Symbol]	Environmental Conservation
[Symbol]	Transportation
[Symbol]	Utilities
[Symbol]	Water

0 250 500
 Feet
 Prepared by the City of Austin
 September 2006

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

February 21, 2007

Frie Planning & Development Concepts, LLC
Attn: Mr. Ross Frie
12117 Bee Cave Road, Suite 260
Austin, Texas 78738

E-Mail: ross@frieepdc.com

RE: Gloyd / Quiroz Rezoning

Dear Mr. Frie:

The following information is presented to identify potential traffic generated by the development of the proposed 15-acre Mowinkle subdivision. The trip generation rates shown are from the ITE Trip Generation Manual, 6th Edition.

The first table shows average weekday trip generation per dwelling unit. The ITE average rate for Single-Family Detached Housing (ITE Code 210) is 9.57. The table below shows the daily trip generation for various development densities.

Daily Trip Generation Based on Number of Dwelling Units	
Average Rate: 9.57	
Acres: 15	
Density	Trips
2 lots per acre	288
3 lots per acre	431
4 lots per acre	575

Another potential scenario to consider is the impact due to peak hour traffic generation, which will likely coincide with the period that adjacent streets are most congested. For Single-Family Detached Housing (ITE Code 210), the peak hour occurs between 4 and 6 p.m. The average rate for this period is 1.01. The table below shows peak hour trip generation for various development densities.

Peak Hour Trip Generation Based on Number of Dwelling Units	
Average Rate: 1.01	
Acres: 15	
Density	Trips
2 lots per acre	31
3 lots per acre	46
4 lots per acre	61

Based on the tables, a development density of two dwellings per acre will result in the addition of one additional car approximately every two minutes during the peak p.m. hour. Impervious cover limitations would likely preclude construction of four lots per acre on the subject tract, but for illustration purposes the table indicates that during the peak hour, the traffic added by the proposed development at this density would be approximately one car per minute.



Mr Ross Frie
February 21, 2007
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If I can be of further assistance in this matter, please do not hesitate to call me

Sincerely,

VICKREY & ASSOCIATES, INC



Dean Thomas, P E
Division Manager

DT/agt

